



TOWN COUNCIL MEETING MINUTES
May 24, 2022 @ 6:30 P.M.

1. **Call Meeting to Order/ Pledge of Allegiance/ Roll Call**

Mayor Belinko called the meeting to order at 6:30 p.m. with the **Pledge of Allegiance**. **Present:** Council Members Sharon Brienza, Barbara Ryer, Robert Wisgirda, and Pete Michel. Town Manager Debbie Botchie, Town Engineer Andrew Lyons, Code & Building Official Eric Evans were present. Town Clerk Wendy Mardini was absent due to vacation.

2. **Motion to enter Executive Session**

Strategy session, including involving legal advice or opinion from an attorney-at law, with respect to collective bargaining.

Council Member Ryer motioned to enter executive session at 6:32 p.m., seconded by Council Member Brienza. The motion carried unanimously 5-0.

3. **Motion to close Executive Session and Reconvene the Regular Meeting**

Council Member Brienza motioned to close the executive session at 6:49 p.m., seconded by Council Member . The motion carried unanimously 5-0.

Council Member Wisgirda made a motion to reconvene the regular meeting at 7:00 p.m. and was seconded by Council Member Ryer. The motion carried unanimously 5-0.

4. **Approval of Town Council Meeting Minutes**

- A. April 12, 2022
- B. April 26, 2022

Council Member Ryer made a motion to approve the April 12, 2022, and April 26, 2022, meeting minutes and was seconded by Council Member Michel. The motion carried unanimously 5-0.

5. **Financial Report**

Report was received and entered by Treasurer Barbara Ryer.
General Fund Revenue \$20,365
General Fund Expenditures \$77,666

Restricted Revenue \$212,557
Restricted Expense \$47,280

6. **Administrative Matters**

Report was received and entered by Town Manager Debbie Botchie

Ms. Botchie added that new signage has been installed in the Monarch Butterfly - Mayors for Monarchs area of Evans Park. She also advised that there will be a dedication scheduled shortly.

Council Member Brienza inquired if the meeting between the vandals at the park and State Police has been scheduled. Ms. Botchie advised that the meeting was being coordinated, but it was somewhat difficult due to the schedules of the police and families involved. Ms. Botchie also advised that the punishment will be community service at the park.

Ms. Brienza also inquired if the Town has heard anything from DelDOT regarding the speed limit on Substation Road and Ms. Botchie answered that she did not.

Mr. Lyons spoke about the new drone flyover program that has been instituted in the Town. Ms. Botchie explained to the public what they were looking at and the areas that were going to be developed and how far along things have gone in Millville. All council commented on how impressed they were regarding the drone.

7. **Citizens' Privilege** - None

8. **New Business**

- A. *Public Hearing Notice - Secretary Robert Wisgirda: Notice of the following public hearings was posted in the legal section of the May 6, 2022, issue of the Coastal Point, and on the Town website and bulletin board on May 6, 2022.*

Written and oral comments - None

- B. *Mayor Belinko opened the public hearing to discuss a final subdivision site plan submitted by Davis, Bowen & Friedel on behalf of DHIC, LLC, for a 216-unit apartment complex known as Tupelo Sands.*

Mr. Zach Crouch of Davis, Bowen, and Friedel, gave a history of Tupelo Sands. The project consists of 216 multifamily units along with adequate parking and all their approvals. Mr. Crouch stated that there will be a clubhouse, pool, tot lot and dog park. There were previously three garage buildings which have since been removed, there will be one garage where

there will be equipment storage available. Mr. Crouch noted that there will be additional landscaping and walking trail.

Mr. Andrew Lyons of GMB, advised that all his comments have been satisfactorily addressed.

CITIZENS PRIVILEGE:

Dennis Hartline, 330451 Blue Heron Way, Millville, DE. Mr. Hartline voiced his concerns regarding the utility easement which was addressed by Seth Thompson, Esq., and Mr. Crouch. He also wanted to know if there was any discussion regarding energy efficiency / utility credits or the like. Mayor Belinko advised that there would be charging stations installed.

Mary Peacock, 37011 Barrington Parkway, Millville, DE. Ms. Peacock addressed concerns about the apartments being built and how they were going to be maintained, keeping with the integrity of the surrounding communities. Also questioning if the infrastructure would be updated to keep up with new construction like this one. Mr. Thompson and Mr. Crouch addressed Ms. Peacock's concerns.

Mr. Carlos Melendez, 17057 Bellevue Court, Millville, DE. Mr. Melendez asked if the water tower only serviced Millville by the Sea. Ms. Botchie advised that it services several miles including Bethany Bay and eventually to Bayside community.

Council Member Brienza made a motion to approve the final subdivision site plan submitted by Davis, Bowen & Friedel on behalf of DHIC, LLC, for a 216-unit apartment complex known as Tupelo Sands and was seconded by Council Member Ryer.

Mayor Belinko asked for a roll call as follows:

Robert Wisgirda Yes

Sharon Brienza Yes

Ron Belinko Yes

Barbara Ryer Yes

Pete Michel Yes

The motion carried unanimously 5-0.

C. Discuss Ordinance 23-01, an ordinance to amend Chapter 155 entitled "Zoning", §155-79, Definitions, and word usage, changing the definition of Hotel, Motel, or Inn.

Seth Thompson, Esq. explained the legal definition of Hotel, Motel or Inn and the amended language in the proposed ordinance.

Council Member Ryer made a motion to approve Ordinance 23-01 to amend Chapter 155 entitled “Zoning”, §155-79, Definitions, and word usage, changing the definition of Hotel, Motel, or Inn. Motion seconded by Council Member Wisgirda.

Mayor Belinko asked for a roll call as follows:

Robert Wisgirda Yes

Sharon Brienza Yes

Ron Belinko Yes

Barbara Ryer Yes

Pete Michel Yes

The motion carried unanimously 5-0.

Mayor Belinko closed the public hearing at 7:43 p.m.

D. Discuss, consider and possible vote on Executive Session matters.

Seth Thompson, Esq. asked for a motion to approve the contract as discussed in Executive Session.

Council Member Brienza made a motion to approve the contract as discussed in Executive Session. Motion seconded by Council Member Wisgirda.

Mayor Belinko asked for a roll call as follows:

Robert Wisgirda Yes

Sharon Brienza Yes

Ron Belinko Yes

Barbara Ryer Yes

Pete Michel Yes

The motion carried unanimously 5-0.

9. Citizens’ Privilege

Mr. Carlos Melendez, 17057 Bellevue Court, Millville, DE. Mr. Melendez wanted to know why the logo on the water tower was Millville by the Sea and not Town of Millville. Mr. Thompson and Ms. Botchie explained that the Town did not own the land and Millville by the Sea does. The contract is between Millville by the Sea and Tidewater since 2004.

10. Announcement of next meeting - June 14, 2022

11. Adjournment - 7:46 p.m.

A motion was made by Council Member Brienza, seconded by Council Member Ryer, to adjourn the meeting at 7:46 p.m. The motion carried unanimously 5-0

Respectfully submitted,

Wendy Mardini
Town Clerk